

£146,950 Freehold

Cavendish Place, Newport, Isle of Wight, PO30 5AE



- **2 double bedrooms**
- **13ft kitchen & 13ft dining area**
- **Chain free**
- **Generously sized rear garden**
- **Close to the town centre**



Call **01983-525710** to view this home, or visit www.trigg-iow.co.uk for more details.

About the property

This charming, characterful, extended cottage is the perfect choice of property for many different types of buyer. It is a lovely first home for any first time buyers as the cottage is well presented and in 'ready to move into' condition throughout, it is ideal for any buy to let landlords as the house has been very successfully used for the rental market for the last twelve years, whilst it is centrally location and within walking distance to the town centre for those of you who work in Newport.

The accommodation comprises two bedrooms and a bathroom on the first floor, whilst the extended ground floor houses the cosy lounge, and the excellent social space that is provided by the open plan kitchen and dining area. Outside, there is a generously sized, flat, child friendly garden to enjoy when the sun is shining.

Accommodation

GROUND FLOOR

Entrance hall

Lounge 11'2 x 10'4

Dining area 13'4 x 11'7

Kitchen area 13' x 10'6

FIRST FLOOR

Landing

Bedroom 1 13'5 x 11'2

Bedroom 2 10'11 x 9'6

Bathroom

SECOND FLOOR

Loft room 12'10 x 11'4

OUTSIDE

Rear garden

Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

CONTACT US

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Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggiow.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 